

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2006-0215544

03/27/2006 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



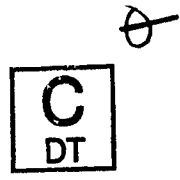
FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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Project: Hunter Park Assessment District
A.P.N. 249-070-021, 024 & 025

D - 10087



GRANT OF EASEMENT

GROVE BUSINESS PARK LLC, a California limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 12/29/05

GROVE BUSINESS PARK LLC, a California limited liability company

By: [Signature]
Darrell A. Butler
Member

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On December 29, 2005, before me Reena M. Mitchell
(date) (name)

a Notary Public in and for said State, personally appeared

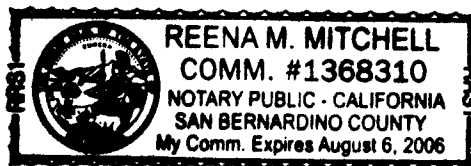
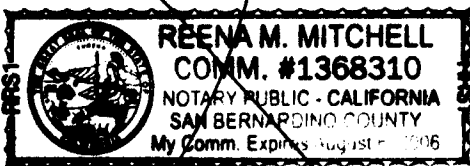
Darrell A. Butler
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature

mm



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/20/06

CITY OF RIVERSIDE

By Amelia M. Vukumir
Real Property Manager

GROVE BUSINESS PARK GOE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY R. Magle
Deputy City Attorney



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EXHIBIT "A"
PUBLIC ROAD & UTILITY EASEMENT

Those portions of Lots 2 through 7, inclusive, Lots 9 through 22, inclusive, and Lots "B" and "D" of Steck's Citrus Tract, as shown by map on file in Book 11 of Maps, at page 33 thereof, Records of Riverside County, California, located in the northeast quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said portions being described as follows:

COMMENCING at the intersection of the centerline of Iowa Avenue (55.00 feet in half width) with the centerline of Marlborough Avenue (33.00 feet in half width) as shown on said map;

Thence North 00°06'02" West along said centerline of Iowa Avenue, a distance of 32.60 feet;

Thence North 89°53'58" East, a distance of 55.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the easterly right-of-way line of said Iowa Avenue as conveyed to the City of Riverside by deed recorded April 21, 1961 as Instrument No. 34428, Official Records of Riverside County, California;

Thence North 00°06'02" West along said easterly right-of-way line, a distance of 545.76 feet;

Thence North 89°53'58" East, a distance of 5.00 feet to a point on a line parallel with and distant easterly 5.00 feet, measured at a right angle, from said easterly right-of-way line;

Thence South 00°06'02" East along said parallel line, a distance of 492.59 feet;

Thence South 46°20'55" East, a distance of 55.67 feet to a point on a line parallel with and distant northerly 48.00 feet, measured at a right angle, from said centerline of Marlborough Avenue;

Thence South 89°40'56" East along said parallel line, a distance of 326.37 feet;

Thence South 79°27'01" East, a distance of 84.44 feet to a point on the northerly right-of-way line of said Marlborough Avenue;

Thence North 89°40'56" West along said right-of-way line, a distance of 454.58 feet to the **TRUE POINT OF BEGINNING**.

Containing 9,618 square feet, more or less.

DESCRIPTION APPROVAL:

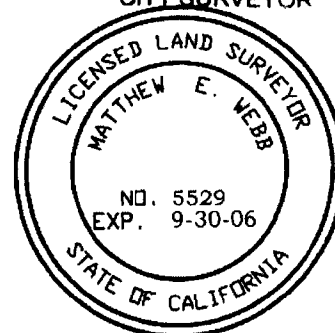
BY: K. Street 10.5.05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

PREPARED UNDER MY SUPERVISION

Matthew E. Webb 10/3/05
Matthew E. Webb, L.S. 5529 Date

Prepared by: LB
Checked by: AF



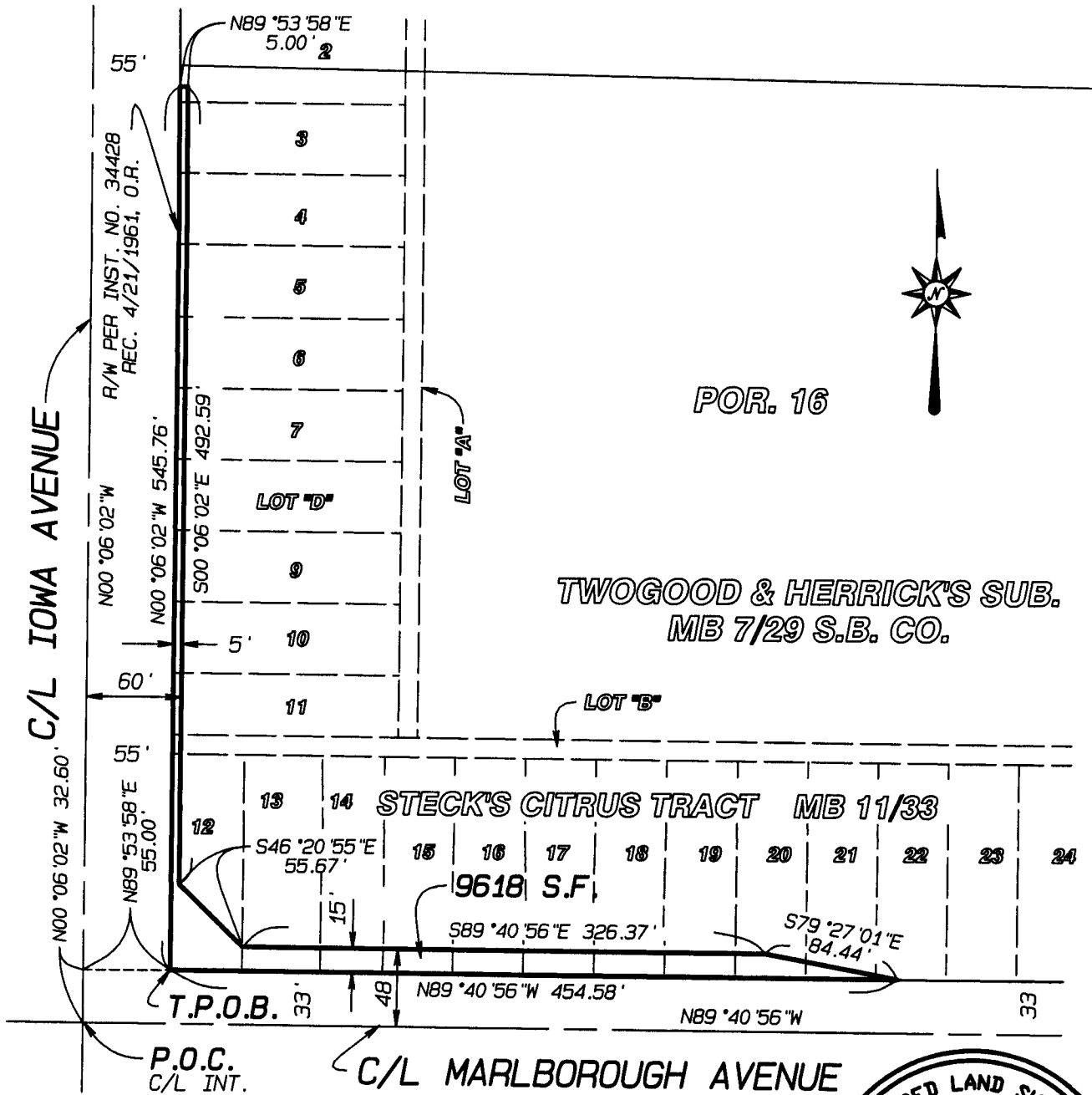
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C/L IOWA AVENUE



POR. 16



TWOGOOD & HERRICK'S SUB.
MB 7/29 S.B. CO.

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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



SECTION 18, T.2S., R.4W., S.B.M.

CITY OF RIVERSIDE

26-2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 01-294

SCALE: 1" = 100'

DRWN BY AS DATE 11/15/05
CHKD BY AF DATE 11-15-08

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

15687